

SECTION 3-500 R-5 RESIDENTIAL

3-501 INTENT

THIS DISTRICT IS AN OBSOLETE ZONE DISTRICT. SEE SECTION 1-502 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

3-502 PRINCIPAL PERMITTED USES

- A. Multi-family dwelling units.
- B. Nursing home, hospital, or home for mentally retarded persons providing 1,000 feet of lot area for each bed.
- C. Boarding and rooming houses.
- D. Fraternity and sorority houses.
- E. Type A Group Home.

3-503 ACCESSORY USES

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation.
- C. See 12-1100 - Commercial Mobile Radio Facilities.
- D. There shall be a maximum combination of three (3) pets.

3-504 USE BY SPECIAL REVIEW

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

3-505 MAXIMUM BUILDING HEIGHT

Not to exceed fifty feet (50').

3-506 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- A. Minimum lot width is 75' at front building line.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 15' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 9,000 square feet; provided that there shall be at least 2,000 square feet of lot area for each dwelling unit.

3-507 MAXIMUM DENSITY

Not to exceed twenty-two (22.0) dwelling units per gross acre.

3-508 MINIMUM UNOBSTRUCTED OPEN SPACE

- A. Twenty percent (20%) of the lot area for a one-story building, plus
- B. Five percent (5%) additional for each additional story to four (4) stories.

3-509 AIRPORT INFLUENCE AREA REGULATIONS

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

3-510 SPECIAL AREA AND ACTIVITY REGULATIONS

This zone district may be affected by special area and activity regulations as set forth in these Regulations.